

Town of Concord
Department of Planning
and Land Management

141 Keyes Road
Concord, MA 01742
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Definitive Subdivision Plan Application Form C

Town Use Only

Received by Town Clerk:

Date Stamped Received by Planning Board

Application Number: _____

1

Location

No.

Street

Parcel

Map

Name

Address

Telephone No.

Owner(s): _____

Applicant: _____

2

Zoning Information

Zoning District: _____

Total Site Area (acres or sq. ft.): _____ Lot Frontage: _____

Present Use: _____ Proposed Use: _____

Is the property located in a Historic District? ☐ Yes ☐ No Wetlands Conservancy District? ☐ Yes ☐ No

Flood Plain Conservancy District? ☐ Yes ☐ No Groundwater Conservancy District? ☐ Yes ☐ No

Is any zoning relief being requested? ☐ Yes ☐ No

If Yes, please explain: _____

Is the property identified in the Open Space Plan? ☐ Yes ☐ No Historic Resource Plan? ☐ Yes ☐ No

Does the property contain any former or abandoned railroad right-of-way? ☐ Yes ☐ No

3

Proposed Project

Provide a brief narrative of the project description: _____

Total area to be subdivided (acres or sq. ft.): _____

Total area of all lots: _____

Total area dedicated for streets, drainage, and utilities: _____ sq. ft.

Total area reserved for recreation, parks, or other open land: _____ sq. ft.

4

Traffic and Town Services

Estimated traffic flow within the subdivision: _____ A.M. Peak _____ P.M. Peak

Estimated traffic flow on streets adjacent to subdivision: _____ A.M. Peak _____ P.M. Peak

Effect of the project on public services, such as water, sewer, schools, police, fire, waste disposal and recreational facilities: _____

Provide a projection of the direct, current Town costs and revenues associated with this development:

Proposed amount of grading: _____ cut (cubic yards) _____ fill (cubic yards)

Will the project require the removal of soils from the site? ☐ Yes ☐ No

If Yes, how many cubic yards and where is soil being relocated: _____

Will the project impact surface and groundwater quality and level? ☐ Yes ☐ No

If Yes, explain how and what measures are taken to mitigate impacts: _____

What is the capability of soil, vegetative cover, and proposed erosion control measure to support proposed development without erosion, silting or other soil instability:

Is there an increase of peak run-off caused by altered surface conditions? ☐ Yes ☐ No

If Yes, estimate increase and methods to be used to recharge this water to the ground: _____

Does the project proposes to alter a 100-year flood plain? ☐ Yes ☐ No

If Yes, explain how and what measures are taken to mitigate impacts: _____

6	Habitat, Wetland and Historic Information
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Does the project affect important wildlife habitat and/or outstanding botanical features? ☐Yes ☐No

If Yes, explain how and what measures are taken to mitigate:_____

Will the project affect a scenic site? ☐ Yes ☐No

If Yes, explain how and what measures are taken to mitigate:_____

Does the project affect historic sites or buildings listed in the Town Historic Survey? ☐Yes ☐No

If Yes, explain how and what measures are taken to mitigate effects:_____

Does the project affect historic sites/buildings eligible or listed on the Fed/State Historic Register?☐Yes ☐No

If Yes, explain how and what measures are taken to mitigate:_____

Is proposed work located within ☐25 ft. or ☐100 ft. of a wetland and/or ☐200 ft. of a stream or river?

If Yes, explain how and what measures are taken to mitigate impacts:_____

Requirements for Improvements and Design

The application shall be filled out completely and in accordance with Section 5 of the Concord Subdivision Rules and Regulation and the Definitive Plan Checklist so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application.

In order to provide for streets of suitable location, width and construction to accommodate prospective traffic and afford satisfactory access for police, emergency, fire fighting, snow removal, sanitation and road maintenance equipment; to coordinate streets so as to compose a convenient system; to avoid undue financial burdens for present and future taxpayers; and to avoid potential natural or technological hazards or nuisances, including the problems associated with uncontrolled storm water run-off, the Planning Board has established the design of subdivisions set forth in Section 6 of the Subdivision Rules and Regulations for the following requirements:

- ◆ Character of the land as it relates to the subdivision
- ◆ Lots and their arrangement, size, shape, grading and drainage
- ◆ Construction Specifications
- ◆ General Construction Procedures
- ◆ Construction Methods and Materials
- ◆ Streets, Improvements and Signage
- ◆ Utilities
- ◆ Storm Drainage
- ◆ Water and Sewer Facilities
- ◆ Trees and Other Plantings
- ◆ Reservation of Land for Public Purpose

Applicant is advised that all subdivisions shall conform to the provisions of the Concord Zoning Bylaw, Regulations of the Concord Board of Health, The Technical Provisions and Design Criteria adopted by the Public Works Commission on January 1, 1960, as may be amended and Section 6, Requirements for Improvements and Design of the Concord Subdivision Rules and Regulations.

Certification

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application

Owner(s): _____ Date: _____
(Signature)

_____ Date: _____

_____ Date: _____

Applicant: _____ Date: _____
(Signature)

_____ Date: _____

** The signature of the property owner(s) is required for the application to be accepted.